LOT 37
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

GG&E INVESTMENTS LLC
7903 POWHATAN ST
NEW CARROLLTON, MD 20784

2026

30-2N-28-0151-0037-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

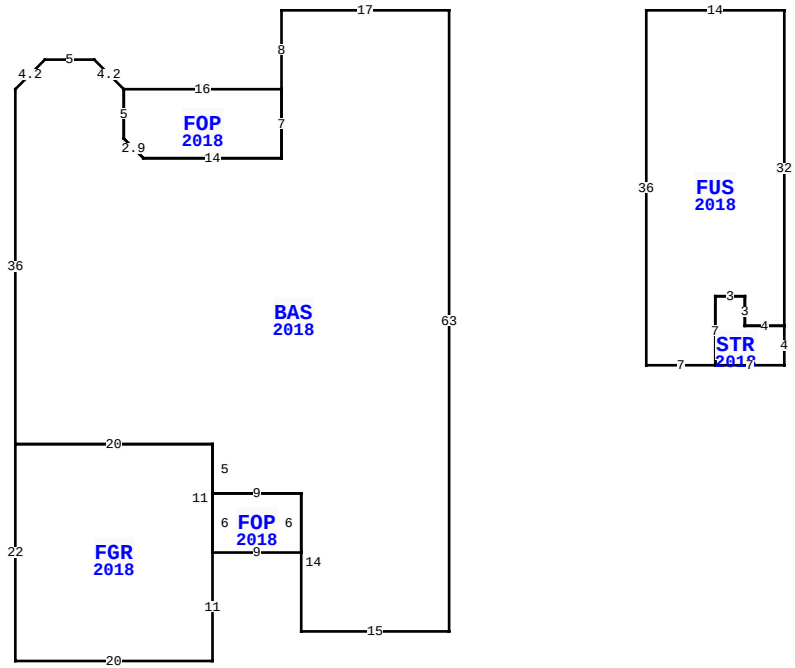
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,964	100	2018	1,964	234,305
FGR	440	55	2018	242	28,871
FOP	54	30	2018	16	1,909
FOP	110	30	2018	33	3,937
FUS	467	100	2018	467	55,713
STR	37	10	2018	4	477
TOTALS	3,072			2,726	325,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,726	117.1296	122.99	335,271	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 2026 Heated Area: 2431 HX Base Yr



BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

95131 SNAPDRAGON DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	325,213
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	410,213
SOH/AGL Deduction	0
ASSESSED VALUE	410,213
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	410,213
TOTAL JUST VALUE	410,213
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	408,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007397	CO ISSUED	0	07/20/2018
B1802112	NEW CONSTR	304,065	02/28/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2768/1030	2/17/2025	WD	U	I	11	100
GRANTOR: DOMINGUEZ FAMILY TRUS						
GRANTEE: GG&E INVESTMENTS LL						
2402/0525	10/20/2020	WD	U	I	11	100
GRANTOR: DOMINGUEZ GONZALO & E						
GRANTEE: DOMINGUEZ FAMILY TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 S8 FOP=[YR=2018] W16 S5 D2 R2 E14 N7$ S7 W14 U2 L2 N5 U3 L3 W5 D3 L3 S36 FGR=[YR=2018] S22 E20 N11 FOP=[YR=2018] E9 N6 W9 S6$ N11 W20$ E20 S5 E9 S14 E15 N63$ PTR=E20 FUS=[YR=2018] E14 S32 STR=[YR=2018] S4 W7 N7 E3 S3 E4$ W4 N3 W3 S7 W7 N36$ W20$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS